LOT 75
TIMBERLAKE PHASE 2 PBK 8/147

CRAYFORD EVAN B & AMANDA L
1451 FRENCHMANS BEND RD
MONROE, LA 71203

2025

29-2N-28-0100-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

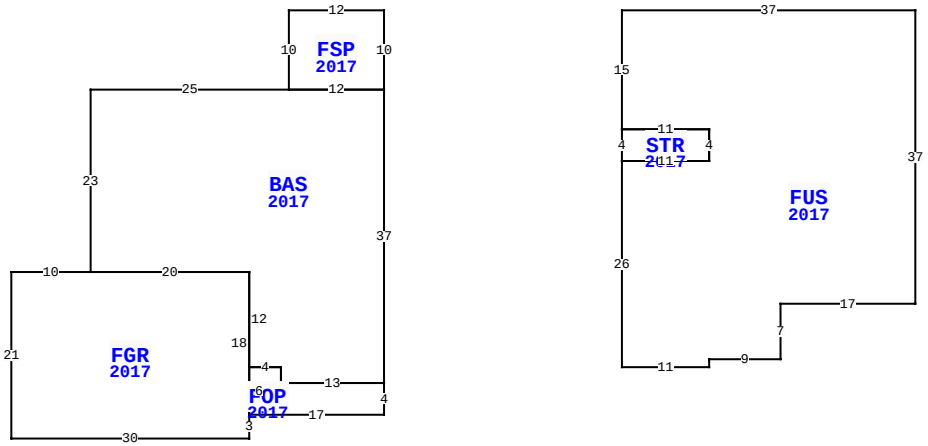
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2017	1,081	111,959
FGR	630	55	2017	346	35,835
FOP	76	30	2017	23	2,382
FSP	120	40	2017	48	4,972
FUS	1,476	100	2017	1,476	152,869
STR	44	10	2017	4	415
TOTALS	3,427			2,978	308,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	107.1600	107.16	319,122	2017	2017	0	0	0	3.35	96.65

1 SINGLE FAM – 0% - 2025 Heated Area: 2557 HX Base Yr



95262 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	308,431
TOTAL MARKET OB/XF VALUE	7,840
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	401,271
SOH/AGL Deduction	0
ASSESSED VALUE	401,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,271
TOTAL JUST VALUE	401,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004451	CO ISSUED	0	05/18/2017
B1633465	NEW CONSTR	313,452	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0234	3/19/2021	WD	Q	I	01	375,000
GRANTOR: BASHORE STEPHEN B & K						
GRANTEE: CRAYFORD EVAN B & A						
2124/0395	5/31/2017	WD	Q	I	01	282,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BASHORE STEPHEN B &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=30,0] E37 S37 W17 S7 W9 S1 W11 N26 E11 N4 W11 N15 $
BAS=[YR=2017;ORIG=-12,10] W25 S23 E20 S12 E4 S2 E13 N37 W12 $
FGR=[YR=2017;ORIG=-37,33] W10 S21 E30 N3 N18 W20 $
FSP=[YR=2017;ORIG=0,0] W12 S10 E12 N10 $
FOP=[YR=2017;ORIG=-17,51] E17 N4 W13 N2 W4 S6 $
STR=[YR=2017;ORIG=30,19] N4 E11 S4 W11 $
PTR=[YR=2017;ORIG=0,0] E30 W30 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	100	2017	2017	3	96	4,078	
2	0855	CONC PAVER	0	0	0	0	380.00	SF	10.00	10.00	100	2024	2022		99	3,762	

LAND DESCRIPTION

TOTAL OB/XF 7,840

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS